



Town Council Agenda Report

SUBJECT: Site Plan

Application No. and Location: SP 6-3-99 4141 S. 47th Avenue

TITLE OF AGENDA ITEM: Copylite Products Warehouse

REPORT IN BRIEF: The applicant requests approval of a new office/ warehouse facility located on Tract 9 within the New Town Commerce Center. The structure will match the surrounding buildings in color and approximate size. Landscaping will be provided along with the 20% openspace that is required.

DISCUSSION: (include background, project summary, significant impacts, citizen participation, workload impacts, purpose, project workscope, evaluation and selection process, and conclusion) N/A

CONCURRENCES: (concerns and/or opinions of affected departments, Committees, Boards or Council)

The development review committee has reviewed the site plan for consistency with applicable codes. All remaining outstanding items are enumerated as conditions subject to.

FISCAL IMPACT: N/A

Is appropriation required?	yes	no	If yes, expected cost \$
Funding appropriated?	yes	no	If yes, amount \$
Account Name:			
Additional Comments:			

RECOMMENDATION(S):

PLANNING AND ZONING DIVISION RECOMMENDATION: APPROVAL

subject to the following:

1. Approval of the Photometric lighting plan by the Engineering Department.

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report (4-0, Motion: Mr. Arnold, Seconded: Mr. Evans, Mr. Amos absent), July 27, 1999.

Attachment(s): Planning report, Application, Aerial, Subject site map, Landuse map.

Town Council Agenda Report
Page 1 of 1

Item No.

July 28, 1999

TOWN OF DAVIE
PLANNING AND ZONING DIVISION
PLANNING REPORT

SITE PLAN: Copylite Products Warehouse / SP 6-3-99

APPLICANT: **Petitioner:** Jan C. Hansen, AICP
Owner: 12849 Corporation

ANALYSIS: **Land Use/Zoning:** Industrial / M-3
Location: 4141 S. 47th Avenue

The applicant is requesting approval of a 13,450 square foot office/warehouse facility, landscaping and associated parking. The proposed building will be located on Tract 9 within the New Town Commerce Center and will consist of 10,750 square foot of ground floor warehouse and 2,700 square foot of office on the mezzanine level.

Building materials are white concrete tilt-up panels and bronze aluminum window frames. White metal standing seam canopy's are provided on the east and west elevations. The total height of the building will be 30'-2" to the top of parapet with covers over the AC units painted to match the building.

The "Copylite" signage will be attached to the upper portion of the east wall fascia only. The materials will be 2" raised foam core letters painted dark blue to match the owner's existing building signage to the north.

Twenty five parking spaces are required with 31 provided on site.

The landscape plan provides for 21% open space satisfying the 20% minimum required for the site. The north and east elevations are heavily planted with Ligustrum trees, Alexander palms, Bird of Paradise, Hibiscus and a continuous hedge. Live Oaks are proposed in the parking islands and along the lake perimeter. The owner also proposes Royal palms and sod in the center median within SW. 47th Avenue.

The site plan is in conformance with Town Code requirements.

PLANNING AND ZONING DIVISION RECOMMENDATION: APPROVAL
subject to the following:

1. Approval of the Photometric lighting plan by the Engineering Department.

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend
APPROVAL subject to the planning report (4-0, Motion: Mr. Arnold, Seconded: Mr.
Evans, Mr. Amos absent), July 27, 1999.

Prepared by: _____

Reviewed by: _____

EXISTING ZONING: M-3

LAND USE DESIGNATION: INDUSTRIAL

RECEIVED
JUN 1 1999
TOWN OF DAVIE
PLANNING & ZONING DEPARTMENT

TOWN OF DAVIE USE ONLY

SITE PLAN NO. SP 6-3-99

FEE \$ 809.00

RECEIPT NO. 7603

**TOWN OF DAVIE
SITE PLAN APPLICATION**

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks Payable to TOWN OF DAVIE

DATE FILED: _____

NON-RESIDENTIAL: x

RESIDENTIAL SITE PLAN: _____

FLOOR AREA: 13,450 sq. ft.

NO. OF UNITS: _____

PETITIONER: Jan C. Hansen, AICP & Joseph Roles & Assoc.

ADDRESS: 7501 N.W. 4th Street Plantation, Florida 33317

PHONE: 954.581.1945

RELATIONSHIP TO PROPERTY: Agent for Owner

OWNER: 12849 Corporation, A Florida Corporation

ADDRESS: Cypylite Products Corporation 4061 S.W. 47th Avenue
Ft. Lauderdale, Fla. 33314

PROJECT NAME/SUBDIVISION NAME: Cypylite Products Corp. Building/ New
Town Commerce Center

PROJECT ADDRESS: 40** S. W. 47th Avenue

LEGAL DESCRIPTION: ⁴¹⁹¹Apportion of Parcel "A", New Town Commerce Center
Plat Book 128, Page 49 B.C. Records

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS _____ NUMBER OF PLATS 1 NUMBER OF SURVEYS 2

APPROVE AS TO FORM: Jct DATE: 6/1/99

DEVELOPMENT REVIEW COMMITTEE DATE: 6/22/99

SITE PLAN COMMITTEE MEETING DATE: 8/10/99

TOWN COUNCIL MEETING DATE: _____

Barry Spring
OWNER'S NAME(S)
[Signature]
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

4061 S.W. 47th Avenue
ADDRESS

Davie, Florida 33314
CITY, STATE, ZIP

954.581.1945
PHONE

The foregoing instrument was acknowledged before me
this 26 day of May, 1999 by
BARRY SPRING who is personally
known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]

Print: Gina McMaugh

My Commission Expires:

NOTARY PUBLIC
GINA MCMAUGH
COMMISSION # CC737335
EXPIRES JUN 24, 2002
BONDED THROUGH
ADVANTAGE NOTARY OF FLORIDA

Jan C. Hansen, AICP
PETITIONER'S NAME

[Signature]
PETITIONER'S SIGNATURE

8 Joseph Roles & Assoc. 7501 N.W.
ADDRESS 4th Street

Plantation, Florida 33317
CITY, STATE, ZIP

954.581.1945
PHONE

The foregoing instrument was acknowledged before me
this 26 day of May, 1999 by
JAN C. HANSEN who is personally
known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]

Print: Gina McMaugh

My Commission Expires:

NOTARY PUBLIC
GINA MCMAUGH
COMMISSION # CC737335
EXPIRES JUN 24, 2002
BONDED THROUGH
ADVANTAGE NOTARY OF FLORIDA

OFFICE USE ONLY

PROPERTY ADDRESS:

S.W. 47TH AVENUE *
FT. LAUDERDALE, FLORIDA

LEGAL DESCRIPTION

A PORTION OF PARCEL "A" "NEW TOWN COMMERCE CENTER" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE NORTH 01 DEGREES 33'45" WEST ALONG THE WEST BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 190.72 FEET; THENCE NORTH 88 DEGREES 26'15" EAST, A DISTANCE OF 197.98 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01 DEGREES 33'45" WEST, A DISTANCE OF 173.24 FEET; THENCE NORTH 88 DEGREES 26'15" EAST, A DISTANCE OF 251.69 FEET; THENCE SOUTH 01 DEGREES 36'44" EAST, A DISTANCE OF 173.27 FEET; THENCE SOUTH 88 DEGREES 26'15" WEST, A DISTANCE OF 251.85 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:

12849 CORPORATION, A
FLORIDA CORPORATION
KEITH C. AUSTIN, JR., P.A.
ATTORNEYS' TITLE INSURANCE
FUND, INC.
SUNTRUST BANK, SOUTH FLORIDA,
N.A., ITS SUCCESSORS AND/OR ASSIGNS

FLOOD ZONE INFO:

COMMUNITY # 128035
FLOOD ZONE # 0302 F
FLOOD ZONE AE
BASE ELEV: 8.0
LOWEST FIN. FL.
HOUSE: SEE SKETCH
GARAGE:
DATE OF FIRM: 10/2/97

BEARINGS USED IN THIS SURVEY ARE BASED ON
ELEVATIONS ARE RELATIVE TO N.G.V.D. OF 1929.

North line SUBJECT PARCEL N 88° 26' 15" E

Mark D. Sturgis

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
MARK D. STURGIS, P.S.M.
REGISTERED LAND SURVEYOR AND MAPPER No. 4829
STATE OF FLORIDA

ONLY EASEMENTS, RIGHT OF WAYS ETC. READILY KNOWN ARE SHOWN. NO RESEARCH OTHERWISE HAS BEEN MADE.

SCALE: 1" = 40'	DRAWN BY: <i>ARK</i>	CHECKED BY: <i>MS</i>	FILED: <i>0011</i>	DATED: 3-1-99	REVISIONS:	JOB NO: 99-5290
ALL COUNTY SURVEYORS PROFESSIONAL SURVEYORS AND MAPPERS License Number 8877 PHONE: (954) 777-4747 FAX: (954) 777-2707 5950 W. OAKLAND PK. BLVD. • SUITE 108 • LAUDERHILL, FL 33313				BOUNDARY SURVEY FOR 12849 CORP.		





